

mtc-73817

M06-06492

Klamath County, Oregon

04/04/2006 03:04:28 PM

Pages 2 Fee: \$26.00

When Recorded Return to:  
Roy Estep  
3333 Anderson Avenue #27  
Klamath Falls OR 97603

Fidelity National Title Insurance Company

**STATUTORY WARRANTY DEED**

ORDER NO: V56455 KA

THE GRANTOR ANESTI AUDEH and NADIA I AUDEH, husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

ROY ESTEP and LAURA ESTEP, husband and wife

the following described real estate, situated in the County of Klamath, State of Oregon

Lot 67 of CLOVERDALE, according to the plat thereof on file in the office of County Clerk of Klamath County, Oregon.

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal Description: Lot 67, Cloverdale, Klamath County, Oregon  
Assessor's Tax Parcel No.(s): 3909-002DD-07600-000

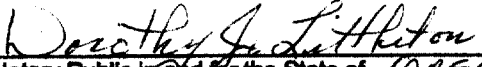
Dated: March 28, 2006

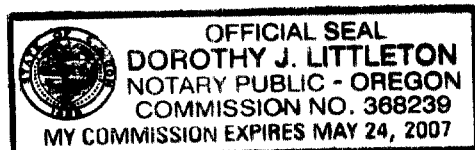
 Anesti Audeh	 Nadia I Audeh
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STATE OF OREGON  
COUNTY OF KLAMATH

I certify that I know or have satisfactory evidence that Anesti Audeh and Nadia I Audeh are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: MARCH 30, 2006

  
Notary Public in and for the State of OREGON  
Residing at 2352 VINE AVE. KLAMATH FALLS, OR 97601  
My appointment expires: 5-24-07



26.00

6. The premises herein described are within and subject to the statutory powers, including the power of assessment of North Shasta Lighting District.
7. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
8. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
9. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath County Drainage Service District.
10. Reservations, restrictions and easements as contained in plat dedication, to wit:  
  
"Dedicate, donate and convey to the public for public use forever the roads, irrigation ditches (---- ) and drains (---- ) shown on "Cloverdale" as platted hereon."
11. Right of way for irrigation ditch along the Southerly lot line as shown on dedicated plat.
12. Subject to reservations and restrictions as contained in instrument recorded January 21, 1946 in Volume 184 at page 259, Deed Records of Klamath County, Oregon and modified by instrument recorded September 22, 1947 in Volume 211 at page 421, Deed Records of Klamath County, Oregon.
13. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
14. Any encroachments, unrecorded easements, violations of covenants, conditions and restrictions, and any other matters which would be disclosed by a correct survey.  
(If there is not new construction, the survey will be waived.)
15. Rights of parties in possession, or claiming to be in possession, other than above vestees.
16. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.